



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for fence at 1107 Caroline Street

ISSUE

Francis and Lois Carter request a Certificate of Appropriateness to retain a chain link fence, four feet in height, along the north side of the rear yard.

RECOMMENDATION

Approval of the Certificate of Appropriateness.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

BACKGROUND

The structure at 1107 Caroline Street is a c.1870 vernacular Greek Revival-style building. Two stories in height and constructed of wood with weatherboard siding, the structure is topped by a side-gabled roof clad in asphalt shingles. This structure is identified as contributing to the historic district. The applicant erected a four foot tall chain-link fence, 86 feet in length, on the north side of the rear yard approximately three years ago without acquiring a fence permit or ARB approval. The fence is minimally visible from both Caroline Street and Amelia Street.

A gate is located between the northeast rear corner of this property and the southeast rear corner of the neighboring property at 1109 Caroline Street. The fence then extends from the southeast rear corner of the structure at 1109 Caroline for 86 feet along the property line between these two parcels. The location and height of the fence are in compliance with zoning regulations. Chain-link fence is not recommended as a material compatible with the character of the Historic District; however, due to its limited visibility, staff finds that the fence does not have an adverse impact on the historic character of the property or the District.

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
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Attachments:

1. Aerial photograph showing property location
2. Photograph, view of existing fence from Caroline Street
3. Photograph, view of existing fence from Amelia Street



AERIAL



WEST (FRONT) ELEVATION



View from Caroline Street, looking east
Arrow shows the location of the existing chain-link fence.



View from Amelia Street, looking north